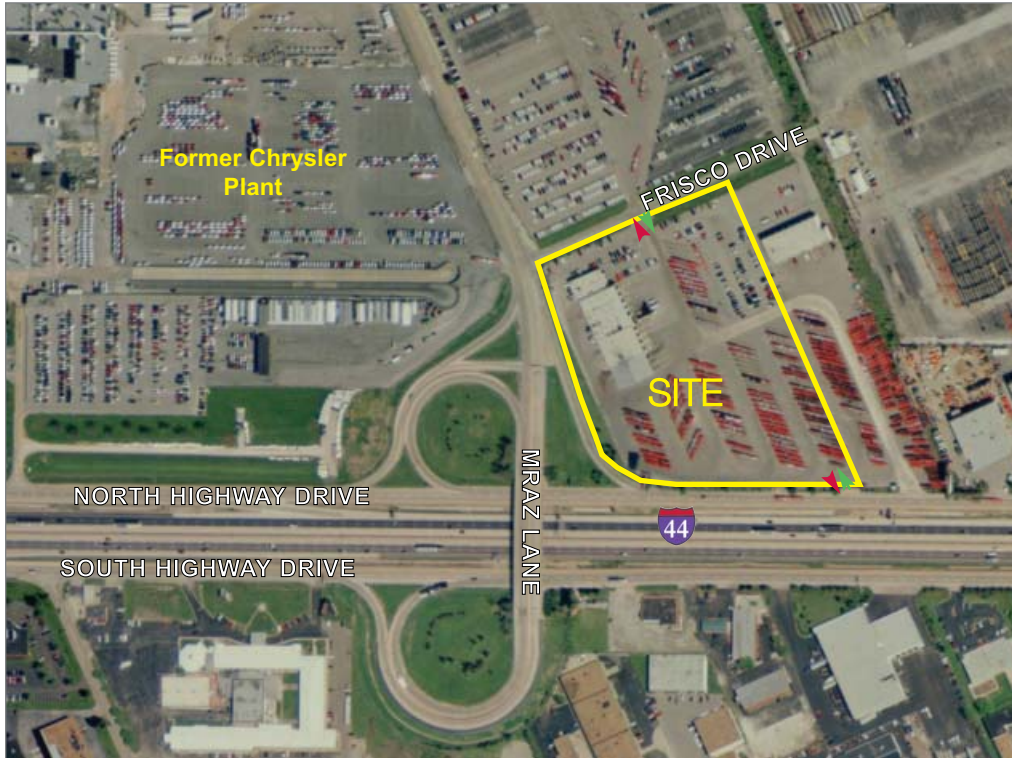


FOR SALE / LEASE

28,438 SF Truck Service Bldg on 9+ Ac

2000 Mraz Lane, Fenton MO 63026



Property Highlights

- 28,438 SF service / sales bldg
- 4,717 SF office finish
- Situated on 9.832 acres
- 15' - 16' ceiling height
- 10 drive-in doors (14w x 15h)
- 800 Amp; 3 phase electric
- Substantial parking, paved & fenced
- Great visibility to I-44
- Traffic counts of 122,179 vehicles per day on I-44

U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	1,024	44,831	151,660
Households	305	17,454	59,055
Avg HH Inc.	\$96,492	77,462	75,173

Sale Price

\$3,500,000

Lease Rate

Contact agents



Contact

Dan Hayes
 314 994 4068 Direct
 314 401 4944 Mobile
 dhayes@naidesco.com

Floyd L. Sweeney, SIOR, MCR
 314 994 4445
 fsweeney@naidesco.com

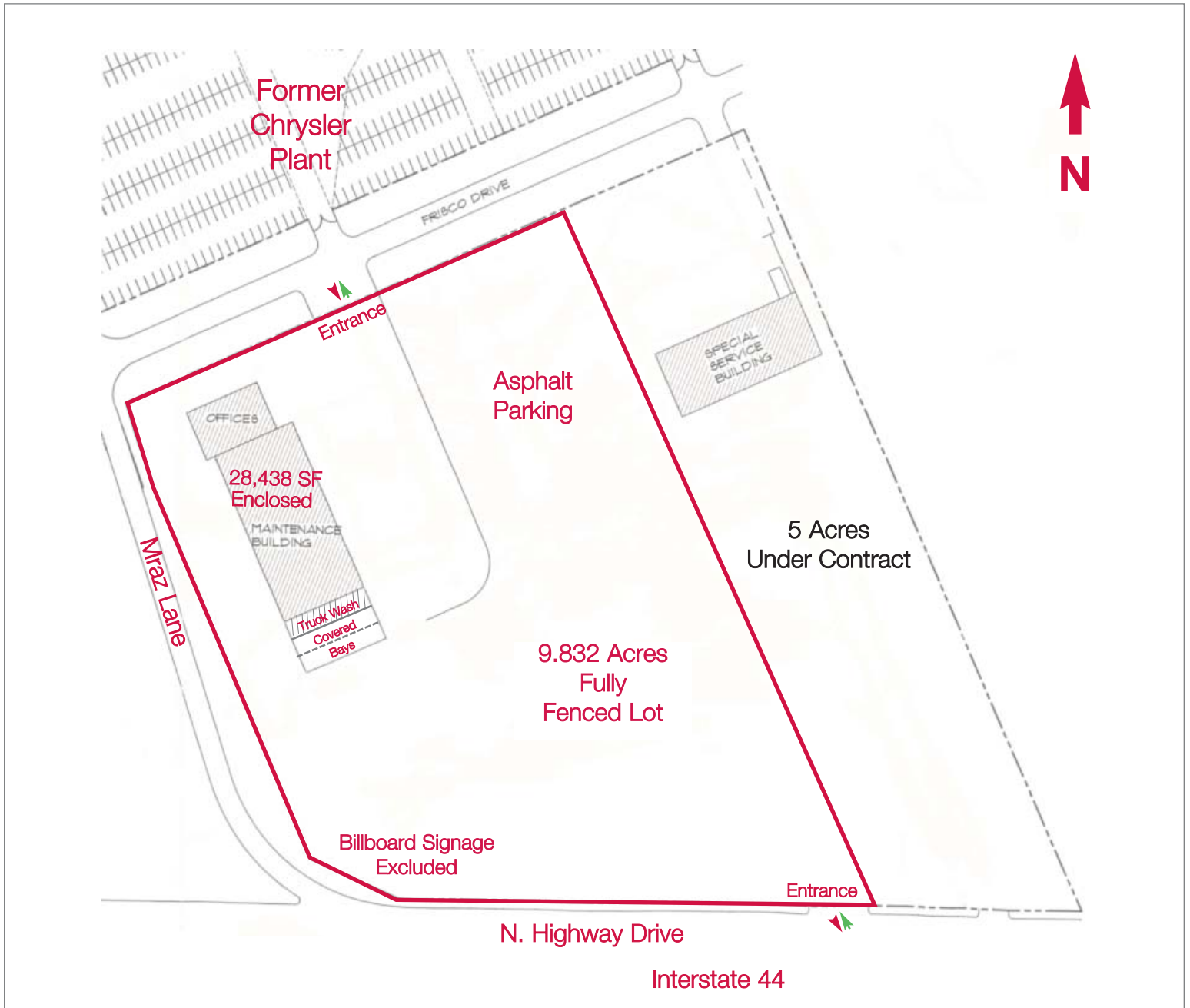
NAIDESCO
 Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
 Phone 314 994 4444 Fax 314 994 4088
 www.naidesco.com

SITE PLAN

2000 Mraz Lane, Fenton MO 63026



Contact

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